STAKEHOLDER ADVISORY COMMITTEE (SAC)
DRAFT DECISION MAKING PROCESS

The two key products to come out of the SAC's work are:
- ❑ Land Use recommendations for site and area, and
- ❑ Health Care recommendations for site, area, and downtown.

The lead City department supporting the work of the Stakeholder Advisory Committee is Planning, Building, and Code Enforcement. The SAC is facilitated by the Redevelopment Agency on behalf of Planning. The facilitator is responsible for preparation of agendas and conduct of the SAC meetings.

Objective Criteria
The SAC is expected to make a set of recommendations related to Land Use and Health Care. These recommendations will be taken to the Planning Commission for their review and then to the City Council for their consideration. To ensure a successful agreement, collectively those recommendations must meet the following three criteria;

- ❑ *Addresses local health care need*s- As appropriate for site, consistent with health care demand analysis, etc.
- ❑ *Supports the existing neighborhood and business district*- Provides neighborhood sensitive and neighborhood-oriented uses, e.g. retail, trail connections, etc.
- ❑ *Creates Value for Property Owner*- Market-based land uses sufficient to justify development of site.

Whether or not a given set of proposed recommendations meets the three criteria can be evaluated in two ways:

1) Outside expert analysis; the land use and health care (and if needed real estate appraisal) consultants will provide an expert opinion on how well any particular set of recommendations meets the three criteria.
2) Consensus agreement -The SAC itself is composed of members who are representative of all three interests outlined above; Health Care, Neighborhoods and Businesses, and Property Owner. To the extent that the SAC can come to agreement on a set of recommendations in a manner that takes into account all three perspectives this is also the basis for a successful agreement.

Proposed Decision Making Process

Given the above, the proposed decision making process for the SAC is consensus based and informed by expert analysis. The SAC will use the consensus triangles (introduced earlier in the meeting) as a way of judging the level of consensus around a proposal or set of proposals. Each Stakeholder on the Committee has the option of displaying either Green (agreement) Yellow (neutral) or Red (disagreement) when presented with a proposal. Any given proposal or set of proposals will be considered a formal recommendation of the SAC if it meets the following consensus based thresholds:

1) **Strongest Recommendation-Consensus:** All (15) SAC members present are in agreement (green) or neutral (yellow).
2) **Strong Recommendation – Near Consensus:** at least 2/3 (10+) SAC members present are in agreement (green) or neutral (yellow) **and** in all three interest groups there is at least one member who is in agreement (green) or neutral (yellow)
3) **Recommendation**- **General Agreement**: at least a majority (8+) SAC members present are in agreement (green) or neutral (yellow) **and** in all three interest groups there is at least one member who is in agreement (green) or neutral (yellow)

Any proposal meeting one of the three above levels of support will be considered a formal recommendation of the SAC.   All other proposals not reaching consensus, near consensus or general agreement will be considered in the notes as "proposals considered" by the SAC but will not be forwarded to either the planning commission or City Council as a recommendation.

In order for the above decision making framework to function effectively the SAC must take two actions:
1) Each member of the SAC must identify their primary interest and maintain that affiliation throughout the duration of the SAC i.e; health care, neighborhood/business, or property owner. Enclosed is a draft list of SAC members with a primary interest assigned.
2) The SAC as a whole must adopt the decision making framework by consensus.